



**JULIE TWIST
PROPERTIES**



Madison Court, Salford

Offers Over £155,000

Julie Twist Properties, are pleased to bring to market this well presented, and excellently located, apartment situated only a few minutes walk from the Anchorage metrolink stop and Media City. The apartment comprises two double bedrooms, a large family bathroom, open plan living and dining room as well as an allocated parking space. Broadway consists of 180 one and two bedroom apartments arranged over five storeys within three buildings Madison Court, Hudson Court and Lexington Court. The development is located just minutes walk from Anchorage Quay Metro station and directly out side of the gates is the main bus stop with local buses arriving every few minutes

- Two Bedrooms
- Communal Gardens
- Secured Parking Space
- Fourth Floor
- Open Plan Living Space
- Recently Re-Decorated
- Secure Fob Entry Development
- Close to All Amenities

DESCRIPTION

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Broadway was built in 2009 by Prospect gb who are well known for their style and specification within the suburban areas they have built in. You can access Manchester City centre within approx 20 minutes and the main road links are just a few minutes drive which access the south of Manchester and also out to the M602 which leads to the M62 motorway.

GENERAL

Rental Yield: 6.19 % (Based on expected rental of £800pcm)
Service Charge: approx. 1,145.52
Ground Rent: £180
Lease: 125 years from 2008 (116 years remaining)
Council Tax Band: C, Aprx £1,415.22
Management Company: TBC

COMMUNAL AREA

The development is accessed via fob entry controlled vehicle gates, with pedestrian access also via the use of a fob. The apartment blocks themselves are also secured via a fob access, and there is lift access to all floors.

HALLWAY

On entering the property there is a large hallway with space for coat/shoe storage, there is also a storage cupboard in the hall housing the hot water cylinder and washing machine. Doors from the entrance hall lead to:-

LIVING/DINING ROOM

Open plan living and dining room with large windows facing west, providing plenty of afternoon sun. There are a number of electric supply sockets around the room, as well as a T.V Point. There is space within the room also for a dining table, the living space is open to:-

KITCHEN

Modern kitchen, with fitted fridge/freezer, dishwasher and electric oven with hob. There is a sink and draining area also. There are a number of base and eye level units, with fitted extractor fan and ample worktop room.

BEDROOM ONE

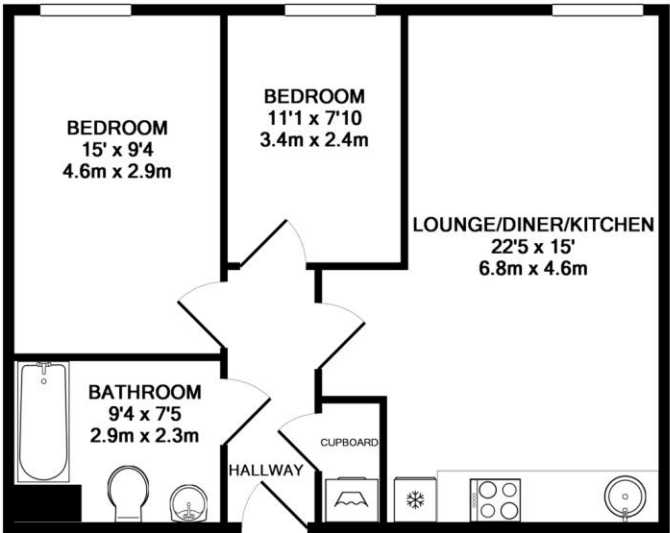
Large double bedroom with room for a number of free-standing wardrobes and chest of drawers. There is a wall mounted electric radiator, and double glazed window.

BEDROOM TWO

Second double bedroom, with wall mounted electric radiator, and space for a free-standing wardrobe. There is a floor-to-ceiling window also.

BATHROOM

Family bathroom with modern bathroom suite comprising; bath with overhead shower fittings, W.C, sink and large mirrored wall. The room also comes fitted with a wall mounted electric towel rail.



TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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